

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Room 201 A - 2nd Floor, City Hall
Chicago, Illinois 60602

October 18, 2012

1:00 PM

Minutes

PRESENT

Martin Cabrera
Kevin Slaughter
Smita Shah
Patricia Scudiero
Olga Camargo
Andrew Mooney
Daniel Sih
Linda Searl
George Migala
Terry Peterson
Alderman Walter Burnett
Alderman Thomas Tunney
Alderman Margaret Laurino
Bishop John R. Bryant

ABSENT

Les Bond
Doris Holleb
Gabe Klein
Michael Kelly
Alderman Daniel S. Solis
Alderman Edward Burke
Alderman Ray Suarez

- I. The Vice-Chairman called the meeting to order at 1:00 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eight members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on October 18, 2012.
- III. The Minutes of the September 20, 2012 Hearing were approved unanimously.

**THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1-9 and 11– 13
WERE APPROVED BY AN OMNIBUS VOTE OF 9-0.**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 2708 West Jackson Boulevard in the 2nd Ward.
(12-062-21)

2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1850 North Millard Avenue in the 4th Ward. (12-062-21)
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4122 West Maypole Avenue in the 28th Ward. (12-062-21)

Negotiated Sales

4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 214 West 43rd Place in the 3rd Ward. (12-064-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4109 South Indiana Avenue in the 3rd Ward. (12-065-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1503-09 South Trumbull Avenue in the 24th Ward. (12-066-21)

Acquisitions and Dispositions

7. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to The Hispanic Housing Development Corporation (HHDC) for the development of 72 rental units of affordable senior housing for the property located at 3939-59 West North Avenue in the 30th Ward. (12-063-21)
8. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Chicago Community Development Corporation (CCDC) for the development of 56 rental units of affordable senior housing for the property generally located at 4814-58 North Kedzie Avenue in the 39th Ward. (12-067-21)
9. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Neighborspace for the preservation of the “6062 Sembrando En El Sol” (6062 Trees: Planting in the Sun) Garden for the property located at 2612-16 South Trumbull Avenue in the 22nd Ward. (12-068-21)
10. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to The Ninth Street Investors Inc. for the purpose of a 40 story mixed use development including accessory and non accessory parking, retail uses and market rate rental housing for the property located at 11-15 East 9th Street and 901-1007 South State Street in the 2nd Ward. (12-070-21) **deferred to November 27, 2012 Hearing.**

11. A resolution recommending a proposed ordinance authorizing the acquisition of portions of three parcels to The City of Chicago from Central Station LLC for the future redevelopment of a neighborhood park for the property located at 200 East 15th Place, 300 East 16th Street; and part of 1531 South Prairie Avenue in the 2nd Ward. (12-071-21)
12. A resolution recommending a proposed ordinance authorizing the disposition of portions of three city owned parcels to The Chicago Park District for the future redevelopment of a neighborhood park for the property located at 200 East 15th Place, 300 East 16th Street; and part of 1531 South Prairie Avenue in the 2nd Ward. (12-072-21)

Tax Increment Finance Redevelopment Plan

13. A resolution recommending a proposed ordinance for Tax Increment Financing Redevelopment Project Area for the property bounded by 51st Street on the north, Lake Park Avenue on the east, west side of Harper Avenue on the west and the property line on the south in the 4th Ward. (12-069-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A proposed Planned Development submitted by Hispanic Housing Development Corporation, for the property generally located 3939-59 West North Avenue and 1525-57 North Pulaski Road. The applicant proposes to construct in sub area A, a five story elderly housing development with 72 dwelling units, and 21 accessory parking spaces. The remaining site, sub area B will be developed at a future date. The applicant proposes to rezone the property from B1-2, Neighborhood Shopping district, to a B2-3 Neighborhood Mixed-Use District prior to establishing a Residential Business Planned Development (30th Ward) **Approved 11-0, yeas- Commissioners Bryant, Camargo, Laurino, Migala, Mooney, Scudiero, Searl, Sih, Slaughter, Tunney, and Cabrera**
 2. A proposed Planned Development application submitted by Volunteers of America of Illinois for the property generally located at 6000 – 6018 South Halsted Street, 6001 – 6023 South Green Street, 6000 – 6034 South Green Street, and 801 – 845 West 60th Street. The applicant proposes to construct a three-story building with 32 residential units and ground floor amenity/support space, one five-unit townhouse building, and six three-story six-unit buildings for a total of 73 residential units on the approximately 2.3-acre site. The development is intended to provide housing and support services for low-income veterans and their families. The development would include an approximately 0.47-acre private open space and approximately 58 off-street accessory parking spaces. The applicant proposes to rezone the property from RS3 Residential Single-Unit (Detached House) District, RT4 Residential Two-Flat, Townhouse, and Multi-Unit District, and B3-2 Community Shopping District to RT4 Residential Two-Flat, Townhouse, and Multi-Unit District prior to establishing the Planned

Development in the 16th Ward **Approved 12-0, yeas- Commissioners Bryant, Burnett, Camargo, Laurino, Migala, Mooney, Scudiero, Searl, Sih, Slaughter, Tunney, and Cabrera**

3. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 624, submitted by the Chicago Park District, for the property generally located at 1400 South Lynn White Drive and within the Public-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to renovate the southern 40-acres of the site, more commonly known as Northerly Island, to provide public open space that will consist of a pond, wildlife viewing locations, camp grounds, multi-use trails and fishing areas. The applicant is proposing to maintain the current zoning of the property, Plan Development No. 618. (2nd Ward) **Approved 13-0, yeas - Commissioners Bryant, Burnett, Camargo, Laurino, Migala, Mooney, Peterson Scudiero, Searl, Sih, Slaughter, Tunney, and Cabrera**

- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
 1. A proposed Planned Development submitted by Ninth St. Investors, L.L.C for the property generally located at 1-15 East 9th Street, and 901-1007 South State Street. The applicant proposes to construct a 40-story mixed-use building with 396 dwelling units, 332 accessory parking space, and ground floor retail space. The applicant proposes to rezone the property from DX-12, Downtown Mixed Use District to a Residential Business Planned Development (2nd Ward) **Deferred to date certain of the November 2012 Plan Commission Hearing.**

Adjournment: 2:20 PM